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WARRANT DEED
JOINT TENANCY
Statutory (ILLINOIS)
(Individual to Individual)

NO 810
February, 1988

COOK
CO. REC. 018
2 2 6 5 8 8

CAUTION: Consult a lawyer before using or acting under this form. Neither the printer nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR Gary I. Grad and Pamela M. Grad,
husband and wife

of the City of Chicago County of Cook
State of Illinois for and in consideration of
Ten and no/100 DOLLARS,
and other good and valuable consideration in hand paid,

94411806

CONVEY and WARRANT to
Jason J. Canal and Jennifer Sue Cohen
334 Surfside 167 Park
Glencoe, IL Glencoe, IL
60022 60022

(NAMES AND ADDRESS OF GRANTEES)

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the
County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: covenants, conditions and restrictions of record which are
identified on Schedule I hereof; public and utility easements which are on
Schedule I hereof; and general real estate taxes for the year 1993 and
subsequent years.

★ 5 CITY OF CHICAGO ★
★ 7 REAL ESTATE TRANSACTION TAX ★
★ 7 1 1 1 ★
★ 1 1 1 1 DEPT. OF REVENUE MAY 1993 ★
★ 1 1 1 1 PUBLIC ★
540.00

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of
Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 20-11-428-029

Address(es) of Real Estate: 1454 East 55th Street, Chicago, Illinois 60615

DATED this 28th day of April 19 94

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

Pamela M. Grad (SEAL)

Gary I. Grad (SEAL)

Pamela M. Grad (SEAL)

Gary I. Grad (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that
Pamela M. Grad and Gary I. Grad

IMPRESS
SEAL
HERE

personally known to me to be the same persons whose name as subscribed
to the foregoing instrument, appeared before me this day in person, and acknowl-
edged that they signed, sealed and delivered the said instrument as their
free and voluntary act, for the uses and purposes therein set forth, including the
release and waiver of the right of homestead.

Given under my hand and official seal, this 28th day of April 19 94

Commission expires 19

SEAL
GLEN GARFINKEL
NOTARY PUBLIC
ILLINOIS
MY COMM. EXPIRES 4/98

Glen Garfinkel
NOTARY PUBLIC

This instrument prepared by Glen Garfinkel, Gould & Ratner, 222 N. LaSalle St.,
Chicago, Illinois

MAIL TO: { Mundy L. Wallin, Altheimer & Gray
(Name)
10 S. Wacker Drive, Suite 4000
(Address)
Chicago, IL 60606
City, State and Zip

SEND SUBSEQUENT TAX BILLS TO:
Jason J. Canal
(Name)
1454 East 55th Street
(Address)
Chicago, IL 60615
(City, State and Zip)

ON RECORDER'S OFFICE BOX NO.

75-07-436 D2

298

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
144.00
Cook County
REAL ESTATE TRANSACTION TAX
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
540.00
94411806

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Warranty Deed

19

GEORGE E. COLE
LEGAL FORMS

COOK COUNTY, ILLINOIS
FILED FOR RECORD

24 MAY -6 AM 9:57

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EXHIBIT A

PARCEL 1:

THE WEST 19 667 FEET (AS MEASURED ALONG THE SOUTH LINE THEREOF) OF THAT PART OF THE TRACT HEREINAFTER DESCRIBED LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF SAID TRACT THROUGH A POINT ON SAID SOUTH LINE 185.496 FEET EAST OF THE SOUTHWEST CORNER THEREOF, SAID TRACT BEING THAT PART OF LOT 12 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 366.795 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH 54.50 FEET TO THE LOT CORNER, THENCE WEST 65.865 FEET TO THE LOT CORNER, THENCE NORTH 20.00 FEET TO THE LOT CORNER, THENCE WEST 150.469 FEET TO THE LOT CORNER, THENCE CONTINUING WEST ALONG THE PROLONGATION OF THE LAST LINE TO A POINT ON THE WEST LINE OF SAID LOT 12, THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING ALL IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 1, BEING A CONSOLIDATION OF PARTS OF VARIOUS SUBDIVISIONS AND RESUBDIVISIONS AND VACATED STREETS AND ALLEYS IN THE SOUTH EAST 1/4 OF SECTION 11 AND THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 1959 AS DOCUMENT NUMBER 17473437 AND REGISTERED IN REGISTRAR'S OFFICE ON MARCH 10, 1959 AS DOCUMENT NUMBER LR 1848420 IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE THE EASEMENTS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT 18442958 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR2027383 AND ALL RIGHTS PROVIDED FOR IN SAID DECLARATION

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SCHEDULE I

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AND PUBLIC AND UTILITY EASEMENTS

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE
2. TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS AS IMPOSED IN REDEVELOPMENT PLAN OF CHICAGO, LAND CLEARANCE COMMISSION AS SET OUT IN ORDINANCE OF CITY OF CHICAGO APPROVING SAID PLAN RECORDED DECEMBER 23, 1951 AS DOCUMENT 17095882 AND AS REVISED BY ORDINANCE RECORDED FEBRUARY 17, 1959 AS DOCUMENTS 17458700 AND 17458701.
3. TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED IN THE REDEVELOPMENT AGREEMENT DATED SEPTEMBER 30, 1958 AND RECORDED AS DOCUMENT 17268063 AND 17338286 AND AS AMENDED BY AGREEMENT RECORDED JUNE 2, 1959 S DOCUMENT 17556218.
4. RESTRICTIONS CONTAINED IN THE QUIT CLAIM DEED FROM CHICAGO LAND CLEARANCE COMMISSION, A MUNICIPAL CORPORATION, TO WEBB AND KNAPP, INC. CORPORATION OF DELAWARE, RECORDED DECEMBER 27, 1961 AS DOCUMENT 18363694 AND FILED AS DOCUMENT LR 2014045 RELATING TO THE USE AND CONSTRUCTION OF IMPROVEMENTS ON LAND IN ACCORDANCE WITH THE REDEVELOPMENT PLAN AND AGREEMENT NOTED ABOVE.
5. GRANT RECORDED MARCH 26, 1962 AS DOCUMENT 18432796 TO PEOPLES GAS, LIGHT AND COKE COMPANY., CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, A PERMANENT RIGHT OF WAY AND PERPETUAL EASEMENT TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, RELAY, REPLACE AND REMOVE SERVICE PIPES AND THE NECESSARY ATTACHMENTS, CONNECTIONS AND FIXTURES FOR TRANSMITTING, DISTRIBUTING THE SUPPLY AND SELLING GAS IN, THROUGH AND UNDER, ALONG AND ACROSS LAND AFORESAID MENTIONED.
6. EASEMENT FOR PURPOSE OF INGRESS AND EGRESS TOGETHER WITH CERTAIN RIGHTS IN CONNECTION WITH ACCESS FACILITIES AND CERTAIN OTHER PHYSICAL IMPROVEMENTS OVER AND ACROSS THE NORTH 21.67 FEET OF LOT 12 AS GRANTED BY WEBB AND KNAPP, INC. TO HYDE PARK TOWNSHIP HOUSES CORPORATION NO. 19, AN ILLINOIS CORPORATION, NOT FOR PROFIT AND AS SET FORTH IN DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS AND EXHIBIT 'A' THERETO ATTACHED, MADE BY WEBB AND KNAPP, INC. DATED MARCH 21, 1962 AND RECORDED APRIL 6, 1962 AS DOCUMENT 18442958 AND FILED APRIL 6, 1962 AS LR 2027383.
7. PARTY WALL RIGHTS ON THE EAST AND WEST LINE OF LAND AS SET FORTH IN THE DECLARATION EXHIBIT RECORDED AS DOCUMENT 18442958 AND FILED AS DOCUMENT LR 2027383.
8. GRANT RECORDED APRIL 6, 1962 AS DOCUMENT 18442957 AND FILED APRIL 6, 1962 AS LR 2027382 TO THE COMMONWEALTH EDISON COMPANY ITS GRANTEEES, LESSEES, LICENSEES, SUCCESSORS AND ASSIGNS, A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, REPLACE, RELOCATE, RENEW AND REMOVE UNDER WIRES, CABLES, CONDUITS, TRANSFORMERS AND OTHER UNDERGROUND EQUIPMENT AND INSTALLATIONS, ALSO ABOVE GROUND TRANSFORMERS AND APPURTENANCES TO BE MOUNTED ON CONCRETE PADS AT THE SURFACE OF THE GROUND, ALL FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY, IN, UNDER, UPON, ACROSS AND ALONG LAND WITH RIGHT OF INGRESS AND EGRESS FROM SAID LAND AT ALL TIMES FOR ANY SUCH PURPOSES.

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9. EASEMENT AGREEMENT RECORDED MAY 12, 1962 AS DOCUMENT 18473014 TO CITY OF CHICAGO TO CONSTRUCT AND MAINTAIN A SEWER ALONG AND THROUGH CERTAIN PORTION OF LAND TO MAINTAIN, CLEAR, REPAIR, ALTER AND OPERATE SAID SEWER AND TO REGULATE THE CONNECTIONS THEREWITH FOR AND DURING SUCH TIME AS THE SAID SEWER SHALL BE USED ACROSS SAID STRIP OF LAND AND ALSO FILED JUNE 14, 1962 AS DOCUMENT LR 2038471.
10. COVENANTS AND RESTRICTIONS AS SET FORTH IN THE DECLARATION AND EXHIBIT RECORDED AS DOCUMENT 18442958 AND FILED AS DOCUMENT LR 2027383, RELATING TO PARTY WALLS, RELATING TO BUILDING USE OF COMMON FACILITIES AND MAINTENANCE OF THE IMPROVEMENTS ON THE LAND.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OR FOR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

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